



City of Santa Barbara Planning Division

STAFF HEARING OFFICER MINUTES

JANUARY 7, 2015

CALL TO ORDER:

Susan Reardon, Senior Planner, called the meeting to order at 9:00 a.m.

STAFF PRESENT:

Susan Reardon, Senior Planner
JoAnne LaConte, Assistant Planner
Kathleen Goo, Staff Hearing Officer Secretary

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.

There were no requests.

- B. Announcements and Appeals.

There were no announcements

- C. Comments from members of the public pertaining to items not on this agenda.

There were no general comments from the public.

II. PROJECTS:

ACTUAL TIME: 9:01 A.M.

A. APPLICATION OF TAI YEH, ARCHITECT FOR CHARLES GRANT KIMBELL, 2975 VALENCIA DRIVE, APN: 053-362-001, E-3 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 5 UNITS/ACRE) (MST2014-00576)

The 5,000 square foot corner lot is currently developed with a 920 square foot single-family residence and a detached 364 square foot two-car garage. The proposed project includes a 234 square foot one-story addition that will attach the dwelling to the garage and a new trellis over a deck.

The discretionary applications required for this project are:

1. Open Yard Modification of the location of the open yard area and/or to reduce the size of the required open yard area (SBMC § 28.15.060 and 28.92.110); and
2. Interior Setback Modification to allow the addition to encroach into the required six-foot interior setback to the east (SBMC § 28.18.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15303 and 15305 (New Construction and Minor Alterations in Land Use Limitations).

Present: Tai Yeh, Architect; and Charles Grant Kimbell, Owner.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:13 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 001-15**
Approved the Open Yard Modification and Interior Setback Modification making the findings as outlined in the Staff Report dated December 18, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated December 18, 2014, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

ACTUAL TIME: 9:18 A.M.

B. APPLICATION OF JOSE LUIS ESPARZA, ARCHITECT FOR WGH VENTURES, INC., 145 CEDAR LANE, APN: 015-092-001, E-1 (ONE-FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 UNITS/ACRE) (MST2014-00589)

The 8,686 square foot site is currently developed with a 1,499 square foot single-family residence and an attached 397 square foot two-car garage. The proposed project includes removing the high pitch gable roof at the front of the garage, relocating the garage door to face Cedar Lane and for a new driveway and curb cut for the residence. The discretionary application required for this project is a Front Setback Modification to allow the alterations to the garage within the required 30 foot front setback.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Present: Jose Luis Esparza, Architect.

Ms. Reardon announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

JoAnne LaConte, Assistant Planner, gave the Staff presentation and recommendation.

The Public Hearing was opened at 9:23 a.m.; and, with no one wishing to speak, the Public Hearing was closed.

ACTION: **Assigned Resolution No. 002-15**
Approved the Front Setback Modification making the findings as outlined in the Staff Report dated December 17, 2014.

Said approval is subject to the conditions as outlined in the Staff Report dated December 17, 2014, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced and is subject to suspension for review by the Planning Commission.

III. ADJOURNMENT

Ms. Reardon adjourned the meeting at 9:25 a.m.

Submitted by,



Kathleen Goo, Staff Hearing Officer Secretary